

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1 **Item 73 – Discussion and possible action regarding the Parks Agreement between the City**
2 **of Las Vegas and Kyle Acquisition Group, LLC, on approximately 1,712 acres at the**
3 **southwest corner of Fort Apache Road and Moccasin Road (APNs 125-06-001-001 and 002;**
4 **125-06-002-001, 002, 003 and 009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-**
5 **07-301-001 and 002; 125-07-401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and**
6 **002; and 126-12-000-001) – Ward 6 (Ross)**

7 **Item 94 – DIR-21605 - PUBLIC HEARING - KYLE ACQUISITION GROUP, LLC -**
8 **Consideration and possible action regarding the Development Agreement for the Kyle**
9 **Canyon Development on approximately 1,712 acres at the southwest corner of Fort Apache**
10 **Road and Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and**
11 **009; 125-07-101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-**
12 **401-001 and 002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001),**
13 **Ward 6 (Ross) and**

14 **Item 95 – ZON-20543 - PUBLIC HEARING - APPLICANT/OWNER: KYLE**
15 **ACQUISITION GROUP, LLC - Request for Rezoning FROM: R-E (RESIDENCE**
16 **ESTATES) AND U (UNDEVELOPED) TND (TRADITIONAL NEIGHBORHOOD**
17 **DEVELOPMENT) LAND USE DESIGNATION] TO: TD (TRADITIONAL**
18 **DEVELOPMENT) on 1,712 acres at the southwest corner of Fort Apache Road and**
19 **Moccasin Road (APNs 125-06-001-001 and 002; 125-06-002-001, 002, 003 and 009; 125-07-**
20 **101-001 and 002; 125-07-201-001 and 002; 125-07-301-001 and 002; 125-07-401-001 and**
21 **002; 125-07-501-001 and 002; 125-07-601-001 and 002; and 126-12-000-001), Ward 6**
22 **(Ross).**

23
24 **Appearance List:**

25 OSCAR GOODMAN, Mayor

26 TOM PERRIGO, Deputy Planning and Development Department Director

27 JAMES B. LEWIS, DEPUTY CITY ATTORNEY

28 BEVERLY BRIDGES, City Clerk

29 MARK FIORENTINO, Attorney on behalf of Kyle Acquisition Group, LLC

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

30 STEVEN ROSS, Councilman
31 RICK GRACIA, Fire Marshall, Department of Fire and Rescue
32 LOIS TARKANIAN, Councilwoman
33 TOM McGOWAN, Las Vegas resident
34 JENNIFER TAYLOR, 8158 Hawk Clan Court
35 ALEX McKYTON, 9033 Big Plantation Avenue
36 EILEEN McKYTON
37 KENNETH CLERKE, 9104 Big Plantation Avenue, Las Vegas, Nevada
38 JEFF GREEN, 8916 Wolf Dancer Avenue
39 WENDY HEMMINGWAY WARM, 8920 Pine Mission Avenue
40 YALE YONDALE, Las Vegas resident
41 STEVE WOLFSON, Councilman
42 LARRY BROWN, Councilman
43 GARY REESE, Councilman
44
45 I hour 30 minutes
46
47 Typed by: Carmel Viado; Angela Crolli; Gabriela Portillo-Brenner; Lean Coleman
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CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

49 **MAYOR GOODMAN**

50 All right. Item 94 is DIR-21605. Gonna be a public hearing. The Kyle Acquisition Group, LLC,
51 consideration and possible action regarding the development agreement for the Kyle Canyon
52 Development on approximately seventeen hundred and twelve acres at the southwest corner of
53 Fort Apache Road and Moccasin Road, Ward 6.

54 And Item Number 95, ZON-20543. Also a public hearing. Same applicant/owner. Request for a
55 rezoning from R-E (Residence Estates) and U (Undeveloped) TND (Traditional Neighborhood
56 Development) Land Use Designation to D, TD (Traditional Development) on seventeen hundred
57 and twelve acres at the southwest corner of Fort Apache Road and Moccasin Road. This is in
58 Ward 6. Mr. Perrigo.

59

60 **TOM PERRIGO**

61 I – think Mr. Lewis is –

62

63 **MAYOR GOODMAN**

64 Mr. Lewis.

65

66 **JAMES LEWIS**

67 Mr. Mayor, there was a park agreement on the morning agenda. We'd also like to have that read
68 into the record –

69

70 **MAYOR GOODMAN**

71 Which – is that?

72

73 **BEVERLY BRIDGES**

74 Number 73 –

75

76 **JAMES LEWIS**

77 That is Item 73, Sir.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

78 **MAYOR GOODMAN**

79 All right. I'll read that.

80

81 **JAMES LEWIS**

82 And –

83

84 **MAYOR GOODMAN**

85 Seventy-three is discussion and possible action regarding the parks agreement between the City
86 of Las Vegas and Kyle Acquisition Group, LLC, on approximately seventeen hundred and twelve
87 acres at the southwest corner of Fort Apache Road and Moccasin Road in Ward 6.

88

89 **JAMES LEWIS**

90 And Mr. Mayor, and I've talked a lot and I, if I can just ask one more favor –

91

92 **MAYOR GOODMAN**

93 Certainly.

94

95 **JAMES LEWIS**

96 When we're done with the item and this Board is going to vote, could we vote on the park
97 agreement first –

98

99 **MAYOR GOODMAN**

100 All right.

101

102 **JAMES LEWIS**

103 – the development agreement second –

104

105 **MAYOR GOODMAN**

106 All right.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

107 **JAMES LEWIS**

108 – and the zoning third.

109

110 **MAYOR GOODMAN**

111 Fine.

112

113 **JAMES LEWIS**

114 Thank you, Sir.

115

116 **MAYOR GOODMAN**

117 Mr. Perrigo.

118

119 **TOM PERRIGO**

120 Mr. Mayor, members of the Council, Tom Perrigo, Planning and Development Department. A
121 lot of what I was gonna talk about has already been covered this morning, so I'll try to keep my
122 comments to the things that we haven't talked about which is some of the details of this
123 community. First off, I'd like to say that the design guidelines and the development agreement
124 before you do meet all the requirements of traditional development zoning in Title 19.
125 Additionally, this is, as been said before, one of the most comprehensive planned projects you've
126 ever seen before you. A lot of thought and detail has been put into this particular project and
127 more participation from a cross-section of the departments that I think any other master plan that
128 we've done before. The reason for that is because of the resolution that was adopted back in
129 2004 set out a path for a new type of development that's taken an enormous amount of – effort
130 and – I think what we're delivering today meets those expectations.

131

132 **MAYOR GOODMAN**

133 Yes.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

134 **TOM PERRIGO**

135 So I will skip directly to some of the details within the plan. The – plan and the development
136 agreement provide for safety, for fire safety by sprinkling all units. We’ve heard that before.
137 That’s the first time in the City of Las Vegas. Contributes one million dollars towards a fire
138 station. Contributes two hundred eighteen dollars per unit towards a Metro station. Provides for
139 over two hundred eighty four acres of parks, trails, transit and schools as follows: ninety-three
140 acres of active recreation areas, twenty-two of which are part of the open space arroyo system,
141 fifty acres of preserved open space natural areas, seventy-two acres for one elementary school,
142 one middle school and one high school, eighty-nine acres of landscaped common areas and trails,
143 and two point five acres for transit center. The plan also calls for ten million dollar contribution
144 to an overpass of Kyle Canyon Road.

145 The community design lines, community design guidelines include provisions for connectivity
146 and walkability. Houses must front or side onto all neighborhood or village streets. Dominant
147 features of a typical street scene are trees and landscaping that separates sidewalks from cars.
148 Architectural features on the front of the homes that include balconies, porches and courtyards,
149 deemphasizing garages. They have to be setback from the front of the house. All of this creates
150 a very pedestrian-friendly environment. A diversity of product types is required with different
151 elevations, colors and architectural features. Block lengths will be considerably shorter than
152 typical, and there are required pedestrian and auto connections between builder pods. There’s a
153 limit on the number of cul-de-sacs and each cul-de-sac must end with a pedestrian connection to
154 a trail or an adjacent street. There’s a limit on the number of gated communities. All homes will
155 be within a quarter mile of a park or open space. And there’s a requirement for a mixed-use
156 village.

157 Green building is a major component of this program. The standards that were prepared or the
158 resolution was adopted, obviously prior to the recently adopted green building program, so we
159 worked towards a plan that’s very consistent with the green building program and, in fact, these
160 standards achieve approximately ninety percent of what the green building standards require.
161 And additionally, all sixteen thousand homes are required to be built to the Southern Nevada
162 Water Authority WaterSmart Home standard.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

163 We believe that this, these provisions meet the expectations of the resolution and that the
164 documents meet the requirements of the traditional development zoning in Title 19 and staff
165 recommends approval. There are a couple of, I handed out a sheet with, I believe, about six or
166 seven amendments to the design guidelines and development agreement and with that, staff
167 would recommend approval. And I believe the applicant wants to go over the plan as well.

168
169 **MAYOR GOODMAN**

170 Very good. Thank you, Mr. Perrigo. It's okay. Everything is all right.

171
172 **MARK FIORENTINO**

173 Good afternoon. Oops. Good afternoon again, Your Honor, members of the Council. Thank
174 you again for your time on the previous matter and – for your time to consider this plan today.
175 My name is Mark Fiorentino. I represent the master developer. I will be very short. I think we
176 prefer to answer your questions and – address issues that you may have. I – really do think we
177 need to sincerely thank and honor your staff for the amount of time and effort that they put into
178 this project –

179
180 **MAYOR GOODMAN**

181 No kidding?

182
183 **MARK FIORENTINO**

184 It has been an extremely collaborative effort, an extraordinary amount of time and dedication
185 making this everything that you envisioned when you adopt the resolution and more. You,
186 people represented from every department in the City, the Manager's Office, the Public Works
187 Department, the Planning Department, the Parks Department, the Building and Safety
188 Department, the City Attorney's Office, the Clerk Department, I mean, every department in your
189 City has spent a substantial amount of time making sure they were coordinating together and
190 coordinating with us to make this the master plan that you envisioned. And they really desire a
191 tremendous amount of credit for that.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

192 Throughout that whole process, it has always been, you need to know this, Your Honor, a
193 courteous and professional advocates for the City. We have a plan that we both support, we're
194 both very proud of, but that's because they did their job and they did it in a very professional and
195 courteous manner. They deserve a tremendous amount of credit.

196
197 **MAYOR GOODMAN**

198 Well, that's why I turn to Ms. Fretwell, to ask her opinion, because I know how much effort she's
199 put in and supervise the other City employees, as far as reaching this end result.

200
201 **MARK FIORENTINO**

202 Very brief summary of the plan that's in front of you. The yellow areas, there are essentially
203 three land-use categories shown on this plan. Let me take that back. There are four land-use
204 categories on the plan. The green and blue make up one of them, those are the public facilities.
205 As your staff pointed out, there's a high school site, a (sic) elementary school site, a middle
206 school site, a transit site, that's very important. We agreed to dedicate at no cost to the RTC land
207 sufficient for building a transfer station for whatever ultimate public transportation route they
208 have out here. The green on the plan indicates open space and parks. Wherever you see
209 community or CC on one of the parks, that stands for community center. That is a substantial
210 difference between this plan and others that I've seen. Every one of those parks will have a
211 community center and a pool which, obviously, is more expensive to build than the traditional
212 open space and parks that you've seen before. The dotted lines on the plan are trail and walkway
213 systems that tie the – whole projects together. The yellow color is the neighborhood residential.
214 Obviously, neighborhood residential dominates the plans on – the plan on both sides of US 95.
215 The overall density in those yellow areas, this is very important, Your Honor, is not substantially
216 different than what you've approved in other master plans in the community. They are almost
217 identical to it, for example, to the overall average density in that yellow area, to the Providence
218 Master Plan community south of this.

219 The other two colors on the plan are the urban mixed-use. This is intended to be, provide a
220 mixed-use environment but more in the neighborhood commercial realm where we're mixing

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

221 potentially some commercial with housing, but it's less than, intense than what you would see in
222 the brown. The brown depicts what was very important in the resolution and the process that led
223 up to it which was to create a town center environment here that's more mixed, that is also
224 mixed-use, but more intense in terms of both its uses and its density. And so that's what the
225 brown is on the plan. Again, all tied together with a very systematic, sophisticated, integrated
226 system of – roadways and open space components.

227 This green right here, I think, is – substantial and merits particular attention today. Those are
228 natural arroyos that we are going to preserve, instead of filling them in and developing over the
229 top of 'em, and build into the (inaudible) open space plan. This doesn't quite show it, but this is
230 more than just open space. It's usable, especially at the top. There are pocket parks and trails
231 built all the way around it. And so that was a key component of your resolution and it was a –
232 key component of what went into the overall design of this master plan. I'm sure you're gonna
233 have numerous questions and there may be issues to address, but we're happy to handle it in
234 every, any way that you want us to, Your Honor.

235

236 **MAYOR GOODMAN**

237 Okay. Do – the arroyos have water in 'em?

238

239 **MARK FIORENTINO**

240 No.

241

242 **MAYOR GOODMAN**

243 Well, those are dry beds, is that it?

244

245 **MARK FIORENTINO**

246 They are dry beds.

247

248 **MAYOR GOODMAN**

249 But they're natural.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

250 **MARK FIORENTINO**

251 They are natural. Public Works will probably correct me if I'm wrong, I think during certain rain
252 conditions they – do carry water, but the vast majority of the time, they are dry.

253

254 **MAYOR GOODMAN**

255 When do you think that this project will be begun, as far as the – first structures on it?

256

257 **MARK FIORENTINO**

258 We're gonna begin the infrastructure components of it, the roadways, certain roadways and –
259 public facilities like flood control protection within the next six months.

260

261 **MAYOR GOODMAN**

262 Where will you start?

263

264 **MARK FIORENTINO**

265 Start building houses?

266

267 **MAYOR GOODMAN**

268 No. Where will you start building on the property?

269

270 **MARK FIORENTINO**

271 That – kinda depends. It – may begin here because this part of the project can very, this is a very
272 generalization, but can rely on the infrastructure, this is Providence Master Plan right here, so it
273 can rely on an awful lot of the infrastructure that's already existing for Providence. Here you
274 have other flood control issues, but if we can work out some of the timing issues, you will see, if
275 we get the perfect world for us, development on both sides of the highway happening at the same
276 time.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

277 **MAYOR GOODMAN**

278 And when do you think that the entire build out will be completed?

279

280 **MARK FIORENTINO**

281 Depends on the market conditions. I would suspect that it is probably no sooner than eight to ten
282 years.

283

284 **MAYOR GOODMAN**

285 Do you think it will be that fast? That's a lot of property.

286

287 **MARK FIORENTINO**

288 Maybe I should have said fifteen to twenty years, no –

289

290 **MAYOR GOODMAN**

291 Well, it's a lot of property.

292

293 **MARK FIORENTINO**

294 Remember I said no sooner than eight to ten years. It may take longer and it probably will take
295 longer.

296

297 **MAYOR GOODMAN**

298 Do you have any idea what the price range of the residences in – the development will be?

299

300 **MARK FIORENTINO**

301 No. Other than to say they will have a, you will have, and that was a key component of the
302 resolution and what is before you today, a complete diversity in housing types ranging from
303 single family homes to condominiums to apartments. So there's going to be available housing
304 for every demographic that exists in the City.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

305 **MAYOR GOODMAN**

306 All right. Any other questions from the Council? Councilman Ross.

307

308 **COUNCILMAN ROSS**

309 Mr. Perrigo, would you approach the microphone there for a minute? I just wanna go over a
310 couple of highlights here. And – I too, Mr. Fiorentino, wish to express my appreciation to – the
311 City staff and all the departments involved here. This has been long and arduous to get to this
312 point. This is by far the most comprehensive and best development agreement that this City has
313 ever created, am I correct, Mr. Perrigo?

314

315 **TOM PERRIGO**

316 Yes, Sir. That's my opinion. We've, we did a tremendous amount of study when we went into
317 this, of all the past development agreements with all the departments and said, let's, this time fix
318 everything that we didn't like about the previous ones. And the result is a very detailed and
319 comprehensive set of documents.

320

321 **COUNCILMAN ROSS**

322 And – likewise, Mr. Fiorentino, your team also needs to be congratulated. To get to this point,
323 many hours on both sides were spent getting to this point, not only with the beltway issue, but
324 with all the rest of these issues. I have, in my hand and for the residents of Ward 6, a stack of
325 emails, a stack of letters, a stack of concerns and a stack of questions and I need you both to
326 stand there while I kinda highlight a couple things. And Mr. Perrigo, you already have, and I'm
327 gonna do it again. Mr. Fiorentino, you have, but I'm gonna do it again for the benefit of those in
328 the community.

329 I have received many letters and emails talking about the Kyle Canyon project. Although there
330 has been a lot, and I'm gonna emphasize, a lot of misinformation, my focus has been on listening
331 to the elements of the plan that were of concern to you, my residents in Ward 6. Someone
332 suggested there wasn't any public safety issues addressed in this agreement and I tend to
333 disagree. This is the only project that is requiring funding for the Centennial Hills police

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

334 substation. Of course, our efforts to provide more police officers in the northwest continues.
335 Every building, as someone mentioned earlier, and I think as Mr. Lewis mentioned, every
336 building, not only commercial building (sic), every house, condo and apartment will have a
337 sprinkler system in it. I cannot tell you how paramount that is for our fire and safe, fire and
338 rescue teams. I cannot tell you how important that is for our own public safety. That was huge,
339 Mr. Fiorentino, and I know you guys recognize that and I appreciate the –

340

341 **MARK FIORENTINO**

342 Took us six months to get over that –

343

344 **COUNCILMAN ROSS**

345 I know the –

346

347 **MAYOR GOODMAN**

348 Councilman – Ross –

349

350 **COUNCILMAN ROSS**

351 Your Honor.

352

353 **MAYOR GOODMAN**

354 With your permission –

355

356 **COUNCILMAN ROSS**

357 Please.

358

359 **MAYOR GOODMAN**

360 I'm gonna interrupt you –

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

361 **COUNCILMAN ROSS**

362 Please.

363

364 **MAYOR GOODMAN**

365 – because I – asked Chief Gracia to be here today because I asked the question during our
366 briefing yesterday ‘cause I really didn’t understand what these sprinklers meant. And I, I’d like
367 him to give us a one minute description on this –

368

369 **COUNCILMAN ROSS**

370 That would be great, Your Honor.

371

372 **MAYOR GOODMAN**

373 – because it’s phenomenal. What this basically does, folks, is it alleviates from fire and rescue
374 the responsibilities of really spending any serious time on any kind of fires out there. They’re
375 going to be able to concentrate their time on emergen, emergency medical treatment as a result of
376 these sprinklers. Can you tell the folks what – these sprinklers do?

377

378 **RICK GRACIA**

379 Yes, Your Honor. For the record, I’m Rick Gracia, Fire Marshall, Department of Fire and
380 Rescue. And just to be brief, we’re really excited about the opportunity to have an entire
381 community with built-in fire protection for our residents. What happens is we have a passive fire
382 response right now. It’s by luck of the draw if we get notified in time. We start traveling.
383 There’s many other factors in route that will affect our response time and that whole time fire is
384 intensifying and it’s growing and it’s destroying. In many cases, most of our fire fatalities are in
385 homes. By virtually having built-in sprinkler systems, we anticipate that our fire response in this
386 community, will not only be more effective, but it’ll change. The work load will change because
387 it’ll, the sprinkler system in most cases are (sic) gonna put out the fire, we’re gonna have to clean
388 up, but more importantly we’re gonna be able to have reduced cost to response in those particular
389 cases.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

390 **MAYOR GOODMAN**

391 As I understand it, the sprinkler actually, water cascades down and puts out the fire.

392

393 **RICK GRACIA**

394 It's the most efficient technology currently available to suppress fire. It uses far less water. It's
395 dispersed (inaudible) stage. It's virtually full proof and the results in other communities have
396 residential sprinkler (inaudible) are remarkable.

397

398 **MAYOR GOODMAN**

399 All right. Thank you very much. I hope you didn't mind my interrupting you.

400

401 **COUNCILMAN ROSS**

402 No, I'm actually grateful, Your Honor, that you asked the Fire Marshall to come up and speak on
403 that. Good thinking. I, I'm glad you were here. Thank you.

404

405 **MAYOR GOODMAN**

406 Thank you.

407

408 **MARK FIORENTINO**

409 Your Honor and Councilman Ross, I wonder if I can amplify that point for just one second,
410 talking about the benefits that your team negotiated on behalf of the City. Not counting the cost
411 that the Fire Marshall just indicated to you, in savings to the City, this is approximately a forty
412 million dollar cost to Kyle in just the construction cost to have the sprinklers in there. It's a very
413 big deal.

414

415 **MAYOR GOODMAN**

416 It is.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

417 **MARK FIORENTINO**

418 Very big deal.

419

420 **COUNCILMAN ROSS**

421 We arm wrestled at great length, Your Honor. And fortunately I'm a little bigger than Mr.

422 Fiorentino is.

423

424 **MARK FIORENTINO**

425 I always lose those arm wrestling matches.

426

427 **COUNCILMAN ROSS**

428 No, and – the Fire Marshall knows this and my colleagues know this, and staff is probably tired

429 of hearing about, fire stations in the northwest. But I've got to emphasize with forty-eight being

430 built soon, forty-nine coming on line right after that, the Focus Development Group is also

431 contributing one million dollars to an additional fire station in the northwest, which is definitely

432 gonna be needed because of the growth.

433 Schools and – the communications that have gone out to – my com, to my residents and my

434 constituents, talked about no schools. Mr. Fiorentino, you got that map, can you put that map

435 back up there on the – overhead and point those schools out for me again, please.

436

437 **MARK FIORENTINO**

438 They're on the overhead here. Can you see –

439

440 **COUNCILMAN ROSS**

441 Yeah, they're there.

442

443 **MARK FIORENTINO**

444 The schools are, this is a high school site, elementary school site and middle school site. This is

445 existing dual elementary schools, but the new school sites are here, here and here.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

446 **COUNCILMAN ROSS**

447 Definitely necessary and I appreciate the Focus Development Group working with the school
448 district in regards to the needs that are gonna be out there and with – the City staff.

449 Scherkenbach/Bilbray, high priority on my list of concern; number one, traffic and children
450 running around there. There's two sides of that development that are approved, improved right
451 now. This will finish the improvements around Scherkenbach and Bilbray. This will alleviate
452 the necessary flood control issues that those two elementary schools have been faced with. And
453 I'm looking forward that infrastructure, Mr. Fiorentino, being taken care of there for the benefit
454 of our moms and dads picking their kids up and dropping them off.

455 Open space, somebody wrote – me letters said we're not addressing enough open space and I
456 think, Mr. Fiorentino, Focus Development is providing two hundred and eight-two acres, and
457 correct me if I'm wrong, Mr. Perrigo, two hundred and eighty-two acres of open space and you're
458 only required to provide two hundred and forty-five acres. Am I correct?

459

460 **TOM PERRIGO**

461 That's – close, Councilman. The – two hundred and eighty-two acres what's being provided for
462 open space, parks, trails, schools, all of that. So, you are correct they're providing that and that,
463 all that was expected, the resolution for all of that was two forty-five.

464

465 **COUNCILMAN ROSS**

466 Okay. And here's one of my favorites, and, if I can find the other notes, the Focus Development
467 will be building the soccer/lacrosse fields next to Bilbray Elementary School first. Am I correct,
468 and I have a note here, something about within a hundred and eighty days, Indian Hills Park?

469

470 **MARK FIORENTINO**

471 Yeah, the way our, Councilman Ross, the way our Development Agreement works is, if the City
472 does its part, it will, that will definitely be the first park to be built and likely be built before we
473 have any houses in the ground at all.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

474 Let me explain what I mean by the City doing its part. You have to finish the design. You,
475 you've done a part of the design, you need to finish it, as soon as you give us the – finished
476 documents, we have a hundred and eighty days, I think, to finish the park. Or is it to start?

477

478 **COUNCILMAN ROSS**

479 And I bring that up 'cause that –

480

481 **TOM PERRIGO**

482 To start.

483

484 **MARK FIORENTINO**

485 To start.

486

487 **COUNCILMAN ROSS**

488 –'cause that was a huge priority to get more parks built out – as quickly as possible. You
489 committed to it I'll work with the City staff to make that happen so we can get that going.

490

491 **MARK FIORENTINO**

492 I kind of muddled my answer, let me go back to the beginning of the answer, 'cause I think that
493 what's most important is, it will be the first park that will be built and it will be built ahead, in all
494 likelihood, of any of the homes in our development.

495

496 **COUNCILMAN ROSS**

497 Of anything else.

498

499 **MARK FIORENTINO**

500 Of any of the homes that are involved.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

501 **COUNCILMAN ROSS**

502 Of the homes in the –

503

504 **MARK FIORENTINO**

505 Probably not ahead of some of the roads, but –

506

507 **COUNCILMAN ROSS**

508 You're also gonna build a ten-acre little league baseball park. I don't think the residents know
509 that, and some of them did read the developer agreement.

510

511 **MARK FIORENTINO**

512 Is it ten or fifteen.

513

514 **TOM PERRIGO**

515 Twelve.

516

517 **COUNCILMAN ROSS**

518 Are you aware of that, Mr. Fiorentino?

519

520 **MARK FIORENTINO**

521 No, I am. It's more than ten acres.

522

523 **COUNCILMAN ROSS**

524 Is it more than ten acres?

525

526 **MARK FIORENTINO**

527 Yes –, we are building a – little league baseball complex, approximately, let me get you the right
528 map –

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

529 **COUNCILMAN ROSS**

530 And –, while you're looking for that, it's important that everybody understands –

531

532 **MARK FIORENTINO**

533 (inaudible)

534

535 **COUNCILMAN ROSS**

536 – we really worked hard in making this a great community. We took that – blank pallet, and we
537 painted it the way we think this community should be built. Focus Development stepped up to
538 the plate. They said yes, they said no; we said yes, we said no, and we're here today with – some
539 great amenities for this community. You have that park picture up there?

540

541 **MARK FIORENTINO**

542 He's, his pen is pointing at it.

543

544 **COUNCILMAN ROSS**

545 His pen is pointing at it. Okay, there's the baseball fields. More soccer/lacrosse fields, more
546 baseball parks. The protection of the arroyos, very important to a lot of environmental folks out
547 there who like hikin' the trails and – taking part of that in their lives. I wanna point out, there's
548 thirteen parks on this, in this community, that the developer is building. There are five
549 community centers. And, Mr. Fiorentino, there's a swimming pool at each community center?

550

551 **MARK FIORENTINO**

552 Yes.

553

554 **COUNCILMAN ROSS**

555 What a great asset in a community. This also, folks, I need you to understand, this is one of the
556 only developments that came in with a traffic study when they didn't have to have it yet. So, we
557 actually have a traffic study, have the traffic study for this entire project. The Kyle Canyon group

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

558 is going to spend ten million dollars on the Kyle Canyon Overpass. And you wanna elaborate on
559 that, Mr. Fiorentino, any, or you're just gonna –

560

561 **MARK FIORENTINO**

562 Maybe just a little. It's more than just the overpass. It's the inner improvements that'll both
563 provide an overpass and improve the ramps on and off of US-95 from Kyle Canyon.

564

565 **COUNCILMAN ROSS**

566 On both sides.

567

568 **MARK FIORENTINO**

569 So, it benefits not only your resident, but everybody who uses and lives on Mt. Charleston as
570 well.

571

572 **COUNCILMAN ROSS**

573 That's perfect, because those folks, and you know where a number, where, a main concern of
574 mine, early on in our discussions, and I shared that with you two years ago, about this.

575 We've already recognized in the Master Streets and Highways Plan that they're required to build
576 out the roadways, the street networks, including Fort Apache, Horse and Hualapai. The transit
577 facility, Mr. Fiorentino's already mentioned. A lot of concerns about a casino, and I'm gonna let
578 you point back around where that casino area is, Mr. Fiorentino, so we could talk about that for a
579 minute.

580

581 **MARK FIORENTINO**

582 Well, first, obviously, there is no casino in front of you today. There is –

583

584 **COUNCILMAN ROSS**

585 You – don't have a real project right now, do you?

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

586 **MARK FIORENTINO**

587 We have a proposed area where we think the casino should go and – how it would anchor the
588 Town Center, and so forth, but the development agreement doesn't obligate you to make any
589 decisions on any gaming or, it only recognizes that we will file. And there will be public hearings
590 about that. I've already committed to you, and I committed publicly at the Planning Commission,
591 I took down the names of the people who were interested, that we will invite them in and show
592 them the proposed plans before it ever goes to any hearings.

593 But, if we do a casino, and – when we present it to you, it will be in this area here, which will be
594 under what is gonna be the new, or – near, I shouldn't say under, the new Kyle Canyon
595 Interchange. So, it's – tucked up on the, in the northwest area of the plan. It is entirely west of
596 US-95.

597

598 **COUNCILMAN ROSS**

599 And that was important to point out, Mr. Fiorentino, because, in – a lot of the communications I
600 received, folks think we're gonna let a casino be built right next to the elementary schools. And,
601 that –, that's just an absolute falsity, and I want folks to understand that.

602

603 **MARK FIORENTINO**

604 It is false.

605

606 **COUNCILMAN ROSS**

607 Now, this is across the highway. This is very far away, out in the desert, next to the proposed on
608 and off ramps, basically, where the new Mountain's Edge Parkway is gonna be.

609 And this cas, if they do propose a casino, Mayor and Councilmembers, they'll have to bring it
610 back to us. This is something that will require more public meetings, more public input and have
611 to come back before this Council. And, I believe, that should this come back to us, Mr.
612 Fiorentino, you must notice within twenty-five hundred-foot radius?

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

613 **MARK FIORENTINO**

614 Under state law, yes; that is correct.

615

616 **COUNCILMAN ROSS**

617 Under state law, not our own local – laws; the state law?

618

619 **MARK FIORENTINO**

620 Yes. The state law is more aggressive than your code. In other words, it requires a broader
621 notification, so it will be twenty-five hundred feet from the casino site.

622

623 **COUNCILMAN ROSS**

624 All right. I wanna address, and bear with me, I'm almost finished, I appreciate your patience, the
625 mixed-use area. The area before the zoning is PC-D, and a lot of my constituents out there don't
626 quite understand that PC-D already allows apartments, condos, single-family homes. The –
627 zoning allows for all the same things that you're asking for in these, in this developer agreement.
628 Based on resident concerns from past meetings, there have been several meetings. Do you have a
629 list of those dates, Mr. Fiorentino, in regards to those meetings?

630

631 **MARK FIORENTINO**

632 Actually, I think Mr. Perrigo does.

633

634 **COUNCILMAN ROSS**

635 Mr. Perrigo –

636

637 **MARK FIORENTINO**

638 I know I was involved in some and he in others –

639

640 **COUNCILMAN ROSS**

641 Mr. Perrigo, would you – provide that with us, for the public record.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

642 **TOM PERRIGO**

643 I gave it to, I'm sorry, Coun –

644

645 **COUNCILMAN ROSS**

646 And, while you're looking for that, those public meetings, the residents, this was the residents'
647 concern out of those public meetings that there be single-family homes, as well as other – homes
648 in that mixed use area. And, Mr. Fiorentino, you guys did that. That was addressed in this
649 interlocal a, or in this developer agreement.

650 The residents asked that there be more neighborhood meetings. And, Mr. Fiorentino, I think as
651 you move along, if it's not, anything different varies from that DDA, this developer agreement,
652 you'll have those meetings, as required.

653 Now, Mr. Perrigo, you see those, it's kinda hard to read from a monitor, but if you could read
654 some dates.

655

656 **TOM PERRIGO**

657 Yes, Sir, Councilman.

658

659 **COUNCILMAN ROSS**

660 Now that's – looking better.

661

662 **TOM PERRIGO**

663 Yes. For the GPA that created the traditional neighborhood development designation, there was a
664 neighborhood meeting in October of '05, Planning Commission meeting October of '05 and City
665 Council in November of '05. For the Kyle Canyon GPA, the changed land use from PC-D to TN-
666 D, there was a neighborhood meeting in October of '05, Planning Commission in October of '05,
667 then the item was abeyed from the November of '05 City Council and approved at the December
668 '05 City Council.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

669 Then there was the TN-D ordinance that created the TD zoning, and that went to Recommending
670 Committee in December of '05, Planning Commission January of '06 and City Council January
671 of '06.

672

673 **COUNCILMAN ROSS**

674 With that, there were other meetings.

675

676 **TOM PERRIGO**

677 That's correct. Have to pull over here to read it, Sir. There was an information fair in May of '06.
678 There was another information fair at Thompson Elementary School. I'm sorry, May of '06 there
679 was an information fair at Scherkenbach. In November of '06 an information fair at Thompson
680 Elementary. There was a presentation to Lower Kyle Canyon Citizens Advisory Committee in
681 November of '06. The mountain, the Mt. Charleston Town Board presentation was made
682 November of '06. There was a Kyle Canyon neighborhood meeting at Cadwallader in December
683 of '06, and another information fair at Lied Middle School in April of '07.

684

685 **COUNCILMAN ROSS**

686 So, as my residents have sent me emails and letters and phone calls saying they knew nothing
687 about this, and it just snuck up on 'em, it's important to know this has been in the works for
688 almost three years, literally, to get to this point. In my information fairs, and, Mayor, for your
689 benefit, and my colleagues', my info fairs, we sent out a ton of invitations to those, and we invite
690 developers who have significant projects in Ward 6 that will impact our neighborhoods, so
691 neighbors can get the information they need directly from the developer. Like it, don't like it,
692 they get to tell 'em right there, and it's a great format; it's working very well.

693 But I wanna point out. I sent out my first info fair at Scherkenbach Elementary School, almost
694 fifty-six thousand notices. The second one at Thompson Elementary School, almost forty-five
695 thousand notices. My third one at Lied Middle School, almost forty-five thousand notices went
696 out to residents of Ward 6 to be at these info fairs to – address these concerns with this
697 developer. So, when I hear that, I'm a little hardpressed to buy into it.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

698 My definition of smart growth and protecting families, since several of these notices came
699 referring to my – campaign and the way I feel about our neighborhoods, it –, is to make
700 development responsible for roads, schools, parks, police and fire, and this has absolutely been
701 accomplished by this developer agreement. This developer agreement enhances the quality of
702 life, not only for the existing residents over in the Spring Mountain area, but for the new
703 residents – that are gonna buy homes and enjoy the amenities of this fabulous community in
704 Ward 6.

705 Thank you, Your Honor. With that, I'm gonna follow –

706

707 **MAYOR GOODMAN**

708 We have to have public comment.

709

710 **COUNCILMAN ROSS**

711 Okay.

712

713 **COUNCILWOMAN TARKANIAN**

714 Mr. Mayor?

715

716 **MAYOR GOODMAN**

717 Yes.

718

719 **COUNCILWOMAN TARKANIAN**

720 Could I ask Councilman Ross a question?

721

722 **MAYOR GOODMAN**

723 Certainly.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

724 **COUNCILWOMAN TARKANIAN**

725 With all this wonderful thing, things that you have here, Councilman Ross, if I could just ask for
726 a little more frosting on the cake, and ask, on these swimming pools that are going into the
727 community centers, I believe you pointed out two of them, would they, would one of 'em be
728 covered? Could you do that? And I say that because I know the residents in your area will need a
729 covered pool, and I know we don't have enough places to practice swimming in this area of the
730 desert, which we should have.

731

732 **MARK FIORENTINO**

733 Your Honor, Councilman Ross, Councilwoman Tarkanian, as you listen to public comment, I
734 will go back and, 'cause, the standards that you developed for each one of these are very, very
735 detailed. I'll go back and look and see whether they, we were planning on covering them, and try
736 to get you an answer to that.

737

738 **MAYOR GOODMAN**

739 (inaudible)

740

741 **COUNCILWOMAN TARKANIAN**

742 And, you know, this is up to Councilman Ross, of course, but I just know that great need, and I
743 know that we are finally being able to do something in another ward. And we, it would be
744 wonderful if it's not after the fact; it's when it's being built. It would cost less money, and
745 everything. Thank you.

746

747 **MAYOR GOODMAN**

748 All right.

749

750 **COUNCILWOMAN TARKANIAN**

751 Mr. Ross.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

752 **MAYOR GOODMAN**

753 Okay. This is the time for the public comment.

754

755 **TOM McGOWAN**

756 I'm coming up,

757

758 **MAYOR GOODMAN**

759 We're gonna have a two-minute timer on, Bev, or else we'll never get anybody out of here.

760

761 **TOM McGOWAN**

762 Tom McGowan –

763

764 **MAYOR GOODMAN**

765 Well, if you have a need to speak more than two minutes, ask me, and I'll – give it to you, but –

766

767 **TOM McGOWAN**

768 You can have one of my minutes; I'll only use one –

769

770 **MAYOR GOODMAN**

771 No. I'm not talking to you, Sir. I'm, I saw a look at a scans at somebody who said they needed

772 more than two minutes, so, if you need it, ask for it, please. But I'd like to try to set the tone here.

773 So many people have been waiting here for other matters all day long, and this has taken up an

774 ordinate amount of their time. We're here to serve, but I wanna take care of their issues as well.

775

776 **TOM McGOWAN**

777 Tom McGowan, Las Vegas resident, my compliments to ward representative of Ward 6, Steve

778 Ross, and staff and the developers, with one qualifying reminder. In the cause of understanding,

779 Ward 6 is the newest ward; is that correct? So, it's practically a new world. You have room to

780 develop. This is by no means infill; is it? So, we expect that and much more from you, because

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

781 you have that advantage. And now, let me ask, (inaudible) back to your presentation, as you very
782 eloquently delivered, has – the traffic (inaudible) read the traffic report, or is that something you
783 hope they will find to their liking when they arrive? Is that the way it is? Okay. Fine.

784 Now, the serious question, really, what implications of the green buildings element, how will that
785 affect the tax revenue necessary for other projects community wide in the future –

786

787 **MAYOR GOODMAN**

788 We don't –

789

790 **TOM McGOWAN**

791 We know there's an advantage –

792

793 **MAYOR GOODMAN**

794 We don't know the answer to that. That's something (inaudible) –

795

796 **TOM McGOWAN**

797 No, you don't. So remember one thing, that a lot of this is on the "if come." I haven't seen a
798 picture of one house yet, but I'm sure it will be beautiful. The question is will it be that when it's
799 completed, so let's not count the chickens too quickly because you may be very busy explaining
800 it later. Thank you.

801

802 **MAYOR GOODMAN**

803 Yes, Ma'am.

804

805 **JENNIFER TAYLOR**

806 Mayor Goodman and City Council, again, my name is Jennifer Taylor. My address is 8158
807 Hawk Clan Court, and I am gonna ask you for more than two minutes. I have a statement, and I
808 would like to be able to read it –

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

809 **MAYOR GOODMAN**

810 That's fine.

811

812 **JENNIFER TAYLOR**

813 – in its entirety.

814

815 **MAYOR GOODMAN**

816 That's fine. I'm just trying to help these other folks here –

817

818 **JENNIFER TAYLOR**

819 I understand that, Mayor Goodman, but we spent an awful lot of time with the members of the
820 public who had concerns –

821

822 **MAYOR GOODMAN**

823 Take your time.

824

825 **JENNIFER TAYLOR**

826 – about their land in 93.

827

828 **MAYOR GOODMAN**

829 Take your time.

830

831 **JENNIFER TAYLOR**

832 Item 93.

833

834 **MAYOR GOODMAN**

835 As I – said, I'm just trying to get this –

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

836 **JENNIFER TAYLOR**

837 Fair – enough –

838

839 **MAYOR GOODMAN**

840 – so we can –

841

842 **JENNIFER TAYLOR**

843 – and I'll hurry. I'm here as a member of Northwest Residents for Responsible Growth.

844 Councilman Ross is aware of our group. He, as he showed you, we received countless emails

845 from concerned citizens who may not necessarily understand the process. Despite the

846 discussions that you've had about the number of meetings you've had, this is very technical,

847 complex type of information going to residents. And – to just say, well we had information fairs,

848 etcetera, is not necessarily sufficient to provide adequate knowledge and a comprehensive

849 understanding of what's really gonna happen in Ward 6 with this Kyle Canyon Agreement.

850 The neighborhoods and families of Ward 6 are trusting in you, Councilman Ross, and Mr.

851 Mayor, and the remainder of the Councilmembers to take a moment to consider our concerns and

852 our issues and not just focus on the benefit to Focus Group and the perceived benefit to the City.

853 Councilman Ross, in your campaign statement, we did go back to your campaign statement, and

854 you said "The neighbors must be listened to when a development can change a neighborhood."

855 This development is absolutely gonna change the neighborhood, not just of the west side of the

856 freeway; not just of the Spring Mountain Ranch HOA, but far and well into Ward 6. I live at the

857 base of Tule Springs, and it will have a huge impact on me from a quality of life issue with

858 what's proposed here.

859 Accordingly, all we are asking is that these two items be held for seventy-five days to allow the

860 neighbors to be truly involved in the final version of the Kyle Development Agreement. This has

861 been going on, as you've said, for a number of years. Mr. Fiorentino represented that there

862 would not be any development out there for six months. We've heard representations from

863 Councilman Ross' office that there wouldn't be any building for two years. So there's really no

864 prejudice in granting our request to hold this for seventy-five days to allow the neighbors to fully

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

865 understand what's going to be included in the development agreement. And additionally to allow
866 Focus Group to fully and finally develop it because at Planning Commission, they admitted and
867 there are not any development standards for the Town Center area or for the urban mixed use
868 area.

869 There's no prejudice to Focus versus the huge prejudice that the neighbors face if we're not
870 allowed to have some input, information and understanding. The main issues that are group has
871 (sic) with the development agreement, and with all due respect to Mr. Lewis, the City may have
872 wanted this type of a neighborhood, and the City may have wanted this type of development, but
873 I think you'll find that if you talk to the residents of Ward 6, this is not the type of community
874 that they necessarily understand, want or contemplated. Their grave concerns about certain
875 issues that have never been really addressed and have changed as Focus Group has developed
876 this project. And they haven't provided that same information to the citizens.

877 First of all, this is not smart growth. Allowing the development of sixteen thousand new
878 residents in the inclusion of potentially more than fifty thousand residents does not take into
879 account the fragile nature of our community and does not protect the character of the northwest.

880 At some point, the development agreement, or the proposal was for twelve thousand units. I'd be
881 curious to know what point and why and what it was that Focus, or the City perceived Focus
882 traded for an additional four thousand units. Here is – a chart that we have created, and it shows
883 there's a substantial larger amount of density in Kyle Canyon than in Providence, one of the
884 neighboring communities, and then in Mountain's Edge, which is Clark County. The members
885 of the Clark County Commission only allowed a certain number of units per acre, which is much
886 lower than what they're proposing here. Henderson, Mayor Gibson, made them drop their
887 density for Inspirada, and the same with North Las Vegas, Park Highland, that density is
888 substantially lower than what's being proposed here. This is an extraordinarily greater amount of
889 density than in all these other Focus Group projects.

890 The Kyle Canyon Agreement contemplates an entitlement to a casino as the centerpiece of the
891 Town Center area of Kyle Canyon community. We request that this casino entitlement be
892 eliminated as part of this development agreement.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

893 Councilman Ross, in your campaign, you stated "No neighborhood should be dominated by a
894 huge high rise casino." At a hundred and sixty feet as the proposed maximum for the Town
895 Center, that is exactly what the Kyle Canyon development will be. A neighborhood dominated
896 by a huge high rise casino. Please know, and you've all heard from my colleague, Lisa Mayo,
897 you all need to understand that if you allow this to go forward with the entitlement for gaming,
898 we will avail ourselves of the rights in NRS to appeal any inclusion of the gaming entitlement in
899 the development agreement.

900 There's been a lot of information. There's been a lot of touting and boasting about the extent of
901 the parks and open spaces in this community, but in all reality, it's six percent of seventeen
902 hundred acres. Six percent, and again, I have a graph for that. Here's the parks, again, here's the
903 parks for Kyle Canyon Gateway per acre. Is that right, Eileen?

904

905 **ALEX McKYTON**

906 Yeah.

907

908 **JENNIFER TAYLOR**

909 Is this your chart?

910

911 **ALEX McKYTON**

912 Yeah. If you look in the email that I sent to the Council, you'll see, these basically up-to-date.

913 Okay. This was done –

914

915 **MAYOR GOODMAN**

916 You have to identify –

917

918 **ALEX McKYTON**

919 – two weeks ago.

920

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

920 **MAYOR GOODMAN**

921 – yourself for the record.

922

923 **ALEX McKYTON**

924 Oh, I'm Alex McKyton, 9033 Big Plantation Avenue.

925

926 **JENNIFER TAYLOR**

927 And you'll see – again, that the amount of open space and parks in Mountains Edge is far greater
928 than what's being contemplated and allowed and permitted in – Kyle Canyon. Inspirada, which
929 is in Henderson, also provides for substantially greater open parks and, open space and parks, as
930 does Park Highland in North Las Vegas. So we would ask that you consider what it is that
931 you're really negotiating with – Focus Group about. This, we do not believe is a good deal. We
932 don't believe that this is really sufficient amount of open space.

933 Finally, or no fourth, sorry, the height of the structures contemplated in the Kyle Canyon
934 Development Agreement for the Town Center urban mixed-use areas are excessive. They call
935 for a hundred and sixty feet at, in the Town Center and eighty feet in the urban mixed-use areas.
936 Allowing structures of this height, and here's a comparison chart showing the proposed, hotel or
937 casino or building at a hundred and sixty feet, apartments at eighty feet, and then your typical
938 suburban homes. Allowing structures of these heights will forever and detrimentally affect the
939 characters in Vistas of the northwest and the entrance to Kyle Canyon. And again, these are
940 areas, this potential height of eighty feet is something that could go right next to Bilbray and
941 Scherkenbach Elementary school in that urban mixed-use area where no design standards and no
942 plans have been presented.

943 Although there have been plans called out for fire safety facilities and police facilities, the reality
944 is Focus can say that they're paying for this, but I'd be very curious to see whether or not those
945 prices are going to be built back into the cost of homes. I doubt seriously a smart developer like
946 the consortium of builders set up in this Kyle Canyon Development Agreement are not gonna
947 somehow build that cost back into these homes that they're counting as potentially in a lot of the
948 areas affordable.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

949 We don't believe that this Kyle Canyon Development Agreement allows for sufficient buffering
950 between uses. One example of this, which we probably, previously brought to the attention of
951 Planning Commission, is the urban mixed-use designation immediately adjacent to Bilbray and
952 Scherkenbach. No project has yet been proposed for this parcel, however, we're concerned that
953 after specific requirements for sufficient buffering and incom, and in, inappropriate and
954 incompatible use would be requested for this area. We don't believe that Kyle Canyon
955 Agreement takes into consideration compatibility with existing uses.

956 And further, we are very concerned that the citizens of Ward 6 will not be given an opportunity
957 to comment on compatibility if the Kyle Canyon Development Agreement is passed without
958 additional details and conditions as to the proposed uses within the different areas
959 of development.

960 Oh, sorry, I missed one of my issues, we're also concerned that the public review process for the
961 future development of Kyle Canyon is insufficient as set out in the development agreement. We
962 believe that expanded scrutiny, especially in the Town Center in the urban mixed-use areas needs
963 to be specifically included in the development agreement, including notification range well
964 beyond the one thousand-foot radius. And we would propose, and we would request twenty-five
965 hundred feet, not just for the casino but for every single urban mixed-use and Town Center issue
966 that needs to come back before the Commission. We would also request strict scrutiny of the
967 compatibility and buffering of any proposed uses in the Town Center and mixed areas.

968 Finally, members of the Council and Mayor Goodman, please remember that this is a contract
969 between the City of Las Vegas and the developer, and the effectiveness and the appropriateness
970 of a contract are all in its details. You talk about how comprehensive this agreement is; yet
971 again, there are no development standards, there are plans, there's no specific or projects called
972 out for the most key and dense and intense uses in this development, which are the urban mixed
973 and town center areas.

974 We as citizens and taxpayers deserve to have sufficient input into the terms of this very important
975 contract, including the opportunity to show you how and where the Kyle Canyon Development
976 Agreement is incomplete, inconsistent and ambiguous. While we understand staff in Planning
977 and Focus has had significant time and input into the Kyle Canyon Development Agreement, the

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

978 failure to allow adequate input from the citizens, and remember, we as a public body did not have
979 the ability to look at the development agreement until not le, about a week ago. It was prop, it
980 was brought down to the floor on April 26th during Planning Commission; we all reviewed it
981 then; it was then stayed until May 10th. But it was still not available to the public at large,
982 and members of our group got it only because we came, until about another week later.

983 The failure to allow adequate input from citizens on this contract puts us in the position we are in
984 now, confused citizens upset with the process and feeling that their interests were not and are not
985 being considered. There's really not been public input and no real work sessions on a issue-by-
986 issue basis. The public at large was not even aware or given access to the Kyle Canyon
987 Development Agreement until about a week ago. The City of Las Vegas should not accept, for
988 the sake of its citizens, a contract that is not fully bedded, and this one is not. Therefore, the only
989 appropriate action is to hold this matter for further review and in put and revisions.

990 I wanna thank you very much for allowing me this additional time. I think it's very important,
991 and, as I said, there are a lot of citizens who can't be here today because of the timing, and I
992 appreciate the opportunity to speak on their behalf. Thank you.

993
994 **MAYOR GOODMAN**

995 Yes, Sir.

996
997 **ALEX McKYTON**

998 Thank you. Alex McKyton, 9033 Big Plantation Avenue. I agree with everything she said, but
999 there are a couple of things that – I can show you. Advertisement for Kyle Canyon, okay?
1000 Proportionate drawing is what a seventy-five, a hundred and ten and a hundred and sixty foot
1001 building is gonna like. The proportion to the building is showed in the photo. Okay? It's gonna
1002 change the skyline. Okay? The other thing is, yes, we're voting on the yellows, or you're voting
1003 on the yellow areas, but the mixed use and Town Center areas, you're also voting on the densities
1004 of them, holding them for seventy-five days and restricting them to have to come back and redo
1005 those areas totally would not be uncalled for. Did they come back and justify why they need three
1006 units per acre? Okay? This project has been running so fast that here's your agenda. You'll notice

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1007 every item on that agenda has the Planning Commission vote and the staff recommendation,
1008 except for these two. Okay? You have the original agreement, or the original agenda item from
1009 the Planning Commission and the agenda item for today. The wording's totally different. Okay?
1010 I'm not gonna blame anybody for doing anything sinister. Okay? But what I'm saying is this plan
1011 is going so fast. You're looking at fourteen working days between it being put in front of the
1012 Commission to you voting ya (sic) or nay on it, on a project that's sixteen thousand homes and
1013 seventeen hundred acres.

1014 Take a look at their list of who they talked to. They talked to Kyle Canyon people. We're sixteen
1015 hundred residents that are across the street from their development. They're saying that they can't
1016 even talk to us? Councilman Ross did. We told him we didn't like it.

1017 So, that's all I have to say, that abeying it and making some restrictions on mixed use and the
1018 Town Center and holding them and having to go through a complete process would not be
1019 uncalled for. Thank you.

1020

1021 **MAYOR GOODMAN**

1022 Thank you. Next, please.

1023

1024 **EILEEN McKYTON**

1025 Hi, my name's Eileen McKyton. I may take a little longer, only because, first of all, I have been
1026 accused of handing out misinformation. The pink copy is the copy asking pe, residents to come to
1027 the April 26th Planning meeting.

1028

1029 **COUNCILMAN ROSS**

1030 Your Honor?

1031

1032 **MAYOR GOODMAN**

1033 Yes.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1034 **COUNCILMAN ROSS**

1035 May I ask her a question? Who accused you of handing out misinformation?

1036

1037 **EILEEN McKYTON**

1038 Your office.

1039

1040 **COUNCILMAN ROSS**

1041 I'm sorry, can you tell me specifically who?

1042

1043 **EILEEN McKYTON**

1044 Sheila.

1045

1046 **COUNCILMAN ROSS**

1047 Could you tell me specifically what she said?

1048

1049 **EILEEN McKYTON**

1050 She said that there was misinformation handed out –

1051

1052 **COUNCILMAN ROSS**

1053 Did she say, Ms. McKyton, to you –

1054

1055 **EILEEN McKYTON**

1056 – yeah, that it was handed out from Bilbray School.

1057

1058 **COUNCILMAN ROSS**

1059 Your Honor, I'd like the record to show that my office accused no one of handing out
1060 misinformation. Misinformation went out from Bilbray Elementary School; the School District
1061 handled it on their level, and that was the end of it. Thank you.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1062 **EILEEN McKYTON**

1063 Bilbray School did not hand out the information; I handed out that flyer at Bilbray School. I went
1064 into Bilbray School and asked if I could. They told me I could not do it on school property
1065 without prior authorization, which would take time. We did not have time. They said I could do it
1066 on the sidewalk or the street, so I did. I handed out about a hundred flyers. So, there's no
1067 misinformation in there. Okay. I'm sorry, but the way Sheila worded it, I was being accused of
1068 handing out misinformation. And, the second one didn't have any misinformation either asking
1069 for things.

1070 Okay. Otherwise, by now I know more about the planning system in Las Vegas than I ever
1071 wanted to know. I spoke with numerous planners who know less than I know about this project
1072 when I called during the daytime. But at least, they pointed me in the proper direction. Tom
1073 Perrigo, who worked with the developer, I spoke with, gave me a lot of information. Jim Lewis,
1074 the City Attorney on this, I spoke with, the Public Works regarding the horse interchange,
1075 because I couldn't understand the layout by an overhead. And, the department that handles flood
1076 control 'cause I was concerned about where the flashflood waters would go.

1077 That said, I have to gris, disagree with Focus Group, not so much on the amount of, quote, public
1078 meetings they've had; however, I have to disagree with how the plan was presented and why
1079 there was no public outcries to what was being proposed, not only in the creation of the new zone
1080 TD, but what was going to be developed on the site that TD was created for. This might work
1081 very nicely, if they either had a square oblong lot that was surrounded by nothing, or if the
1082 community had build-out differently, but neither is true. We had horse ranches, pig farms, etc.,
1083 here less than ten years ago. Twenty years ago, even less. Now, however, we have the suburbs.
1084 And what is being proposed is a mini-city, to quote one of the Planning Commissioners, that this
1085 is kind of true. What I see is a design pattern more like a large outlet center, not unlike Premium
1086 Mall, with an anchor of a casino surrounded by a mixed-match of dwellings in no particular
1087 density order. Another correlation would be the District and the Station Casino. There, however,
1088 they took a large parcel of, basically, rectangular land, did The District and casino. They are
1089 bordered by the 215, a four-lane road with and island and green space buffering on both sides of

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1090 more than fifty feet, the project on the east side has been put on hold, possibly because it abuts
1091 two elementary schools.

1092 Neither side is over three stories tall in The District, and the condos, apartments above the stores
1093 are vacant. Many of the condos and stores, and apartments above the stores are vacant, from what
1094 I could tell, since they had no window treatments. If this development could develop like that, as
1095 I believe it probably was explained to people who attended the meeting, then great, I'd be for it
1096 too, and there'd be no complaints.

1097 Here, however, you're putting an urban mixed-use directly across from an elementary and high
1098 school, and, according to the developer, they want to put in apartments, as stated in the December
1099 '06 meeting with the public, which caused objections. Sheila was there; she should have told
1100 you.

1101 In January, we had Councilman Ross at our Spring Mountain Ranch Board meeting, a
1102 development of sixteen hundred units already of different densities, all walled in communities
1103 with a progression from more dense to the less dense. And we objected to the uses across from
1104 the elementary schools. This project would have urban mixed-use next to schools. Which, after
1105 doing a study myself, handing it to Councilman Ross at that meeting, shows the incidents of
1106 increased crime, as the density of dwellings increase around an elementary school. Unfortunately,
1107 I did not make a copy for myself due to time constraints, and their office could not find it.

1108 The public is supposed to have its input as to what goes by the schools in these area (sic);
1109 however, if you pass this today, we are severely limited because of Table 8.2, which already
1110 specifies what is permitted in the UM, U and TC areas, and even the residential uses in Figure
1111 2.2, because it describes residential uses and their standards and guidelines.

1112 We can, so, sure we can recommend setbacks, building appearance, and the like, but we cannot
1113 stop something like a McDonald's from going across the street from the high school or
1114 elementary school because they are permitted uses. I ask that you should pass, should you pass this
1115 today, you at least amend the mentioned sections, then at least you're truly giving the public a
1116 chance to have a realistic input into what goes into at least the multi-mixed units and the Town
1117 Center.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1118 In the agreement with the developer, Section 3.01(e), needs to be modified – to not include UM,
1119 C and TC. I put a lot of time into researching this project after April 26th. Planning Commission
1120 meeting and you have packets, have, you, and you have in your packets a letter describing what I
1121 feel is wrong. I did not move to the suburbs of Las Vegas to have a mini-city dumped in my
1122 backyard. Lived there in Philly, done that, moved out, really quickly because of crime and drugs
1123 in my early twenties, when, as a stupid young adult, we normally have no fears and feel we're
1124 gonna live forever. But even I was intimidated by this.

1125 I plan on staying in this house that I now live in for retirement. However, if this project goes in, I
1126 will doubtless move. We already have enough vandalism and drug trafficking in our six- to eight-
1127 acre park. We spend two to five thousand dollars a month on graffiti, broken out glass light panes
1128 and irrigation lines being tampered with. We will have to get twenty-four/seven security, which
1129 will raise our dues. So, I might as well move to an over fifty-five community, where my dues will
1130 be the same, but I'll have no, I will have amenities instead of vandalism and crime. I do not want
1131 to leave, because I've put a lot of money into my home, but I need to feel safe. I am sixty and not
1132 in good health. I have good neighbors that I can depend on, and we're the only Neighborhood
1133 Watch block in the community. I urge you to give either a seventy-five day abeyance, or at least
1134 take out the permitted uses in Table 8.2 and the residential in Figure 2.2, by using Section 3.01 in
1135 the agreement document. Since you're supposedly only voting on the yellow residential area, if
1136 you vote to change the zoning to TD, this is putting the cart before the horse, because the
1137 guidelines and standards are incomplete in the brown and orange zones. Thank you.

1138

1139 **MAYOR GOODMAN**

1140 Thank you. Yes, Sir.

1141

1142 **KENNETH CLERKE**

1143 Hello. My name's Kenneth Clerke. I'm from 9104 Big Plantation Avenue, Las Vegas, Nevada.
1144 I'm approximately three hundred feet from the proposed development, and I have to say that I
1145 strongly oppose it, as a concerned citizen and taxpayer. I was never notified by the tax, by the
1146 developer or by the town or by my Councilman in the ward or district. I know you said, and I

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1147 quote, you're hard pressed to buy into the fact that we weren't, that the citizens were never
1148 informed. But, I'm less than five hundred feet away from this development, and I never got any
1149 information, except from my homeowners association. And, the people in this group that came
1150 before me, they just gave it to me two days ago.

1151 The other thing I wanted to point out is that, roughly, I think the end of January, Councilman
1152 Ross, you stood in front of my homeowners association, and you told us that in no way you
1153 would let this go through. What happened?

1154

1155 **COUNCILMAN ROSS**

1156 Your Honor, would you like me to respond?

1157

1158 **MAYOR GOODMAN**

1159 I don't think you have to.

1160

1161 **COUNCILMAN ROSS**

1162 Thank you.

1163

1164 **KENNETH CLERKE**

1165 That's all I had to say. Thank you.

1166

1167 **MAYOR GOODMAN**

1168 Yes, Sir.

1169

1170 **JEFF GREEN**

1171 Good afternoon, Mayor, Council. My name's Jeff Green, 8916 Wolf Dancer Avenue. I am
1172 concerned with the density. I echo some of the comments on with them. I'd like to show a few
1173 pictures, if I might, regarding, especially, traffic and the portions of the traffic study that were not
1174 completed that affect the area.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1175 Page 8 of the traffic study states that access to and from the east will also be provided via Log
1176 Cabin Way, Ohare Avenue, Iron Mountain Lane, Brent Lane, Horse Drive and Racel
1177 Street. Those are here. Page 10 of the traffic study further states that these streets are fully
1178 constructed sixty-foot collector streets east of the project between Fort Apache Road and El
1179 Capitan Way.

1180 Despite the addition of two interchanges, there is a mention of traffic moving to the east and to
1181 the south to the Durango Interchange. I'd like to show you a few pictures of – that area. You do it
1182 this way. This is looking down Brent from Bilbray Elementary at Fort Apache. Granted, at the
1183 most busy time of the day, but traffic stretches up here about a quarter of a mile to the school and
1184 down about a quarter of a mile toward El Capitan. This is a picture of El Capitan looking south at
1185 Racel Street. Notice that it's a nice four-lane road with a left-turn lane. Looking in the other
1186 direction, we see that the road narrows right here, and we lose the left-hand turn lane into these
1187 neighborhoods. That's looking from the middle of the street. I won't go too much longer. At
1188 Horse Drive, we lose one of the northbound lanes, where everything merges. About six weeks
1189 ago, an accident occurred right here at T-Bone, where Flight for Life had to come in and – take
1190 care of three people.

1191 Because there are no traffic controls along any of this, this is Brent going to Bilbray, you'll notice
1192 there is one lane here, and traffic backs up in order to yield to two lanes of southbound traffic. If
1193 this is going to be a collector street for the development, then we need to consider improvements
1194 and work with the County on improvements to this, as well as traffic controls. There's a one
1195 point six mile stretch from Rustin to Grand Teton that has no traffic controls at all. And, at a
1196 thirty-five-mile-an-hour speed zone, you can imagine what happens.

1197 This is looking the other way, the traffic backed up, trying to turn left. This is approaching Iron
1198 Mountain Road. You'll notice that there's another narrowing. We now get down to two lanes,
1199 one in each direction. This is Iron Mountain Road. The width of this road is twenty-three feet,
1200 and we're supposed to accept this as additional traffic for this – area. I – would hope that, if – a
1201 (sic) Council goes ahead and okays this today, that they require that the phase, the phasing of the
1202 projects coincide with the street improvements promised at the Horse Interchange, so that we
1203 don't get the traffic from that area moving south through our neighborhoods and endangering our

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1204 children walking back and forth from school, and –, as well working with the County to increase
1205 the width of El Capitan to handle increased traffic, and put signals there that will limit the rate of
1206 speed in those – areas. Thank you.

1207

1208 **MAYOR GOODMAN**

1209 Thank you. Ma'am.

1210

1211 **WENDY HEMMINGWAY WARM**

1212 Hi. My name is Wendy Hemmingway Warm, and I live at 8920 Pine Mission Avenue. I'm here
1213 representing not only the Northwest Citizens for Responsible Growth, but I'm here representing
1214 my homeowners association, Spring Mountain Ranch. There are sixteen-hundred homes. I may
1215 take three minutes; that's what I was intending on, but I will try to be brief.

1216 There are several things I'd like to put into the record. Todd Schwartz, the president of the HOA,
1217 asked me to present these things. I was only able to make a couple of copies of each. And one is
1218 an article regarding Southern Highlands Developer Gets Busy in North Las Vegas. It talks about
1219 Aliante and the Olympus Group and what happened in that development. There is a Principles of
1220 New Urbanism and some bullet points there and something called Smart Code. And grant it, I
1221 have not had the time to even look at this. On Thursday –

1222

1223 **MAYOR GOODMAN**

1224 Why don't –

1225

1226 **WENDY HEMMINGWAY WARM**

1227 I was at the Planning Commission meeting–

1228

1229 **MAYOR GOODMAN**

1230 Why don't –

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1231 **MAYOR GOODMAN**

1232 – you hand those to our Clerk, please. There you go.

1233

1234 **WENDY HEMMINGWAY WARM**

1235 Like I said earlier, I moved here a year ago. I was not notified for any of this until December in
1236 2006. I got Counc, I get Councilman Ross' emails which I was put on the list because I was
1237 made a board member in December of 2006. I walked my neighborhood after the Planning and
1238 zoning meeting approved for this to come before you today. There's been a five-day notice
1239 between Thursday, last week and today. We got together as a citizens' group and stuffed
1240 envelopes. I was at the post office on Saturday morning putting nine hundred stamps on nine
1241 hundred envelopes and mailing them at our expense. I walked my neighborhood on Saturday and
1242 Sunday and Monday, hand delivering some of the flyers so that our public, who lives outside of
1243 the thousand-foot radius could be aware of what is happening right next to us. It's hard walking
1244 your neighborhood when it's ninety degree outside.

1245 I appreciate the fact that they're gonna put in this nice open space in the Arroyos. Who's gonna
1246 use 'em? Where's the green space? This looks very dense to me. I was told in talks that some of
1247 the green space is being counted at the schools. The school land is being counted as the green
1248 space. That doesn't really seem like that's open space. That's for use for the schools.

1249 There are a lot of concerns that I have about this project, and no doubt it's gonna go – through,
1250 but what we are asking for is time. We have had five days to prepare for this meeting. You've
1251 had meetings with the developer for the last couple of years. We need time. We'd like seventy-
1252 five days for you to wait to decide on this so that truly the neighbors that live in the immediate
1253 surrounding areas that are, in fact, outside of the thousand-foot radius can be notified as to what's
1254 going on. The people I talk to on the streets said I haven't heard about this. How can we be
1255 notified if we don't get the little postcard in the mail and we're not on Councilman Ross' list and
1256 our HOA doesn't send out a newsletter? How is the public notified about a seventeen hundred-
1257 acre project, sixteen thousand new residential homes?

1258 Schools. How do you justify putting sixteen thousand residential units, how does sixteen
1259 thousand people get into one elementary school, one junior high and one high school? I don't

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1260 know how that happens. I work numbers during the day. How do you put sixteen thousand
1261 households into one high school? I don't understand.

1262 I'd like to quote, oh my mouth is very dry. I'd like to quote a neighbor, who in part of the
1263 correspondence said, she was stating her support for our cause, and she said my experience with
1264 the County and City Planning Commissions and Councils has taught me that political power
1265 comes from the wallets of the developers and big business and not from the mouths of the
1266 citizens. Thank you.

1267 Now, money may make the world go around, but wasn't our country founded by the people and
1268 for the people. We the people deserve the right to be heard. We would like time to have proper
1269 public input to the neighbors that are surrounded and will definitely be affected. Sixteen
1270 thousand new residences. We got over twenty thousand properties on the market right now that
1271 are on the market. People come, people go. I moved here a year ago. I just lost thirty thousand
1272 dollars in equity in my home because of the real estate glut. And now you're gonna put sixteen
1273 thousand new residences next to us. How are we gonna absorb it? What's gonna happen? I
1274 thought there was a moratorium on growth – or on development. I thought there was some sort
1275 of a permit restriction. I thought I heard that in the press, no more development because of the
1276 market value right now.

1277 Isn't it time to rethink irresponsible growth? I appreciate the efforts of the developer. It looks
1278 like a good project, but do we really need to move forward right now at this time? Can't we have
1279 the time to have proper input from the people that I represent and the people that are my
1280 neighbors and are becoming my friends.

1281

1282 **MAYOR GOODMAN**

1283 Thank you. Yes, Sir.

1284

1285 **YALE YONDALE**

1286 Yale Yondale, resident of Las Vegas. I would just like to reflect some of things that, I've worked
1287 with some of these people, on what's happening here. And I – think growth unchecked is a
1288 serious issue in our community. We are the fastest growing city in, probably, the United States,

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1289 probably the world. And I work in, at the Wynd (sic) Casino, and I have a commute that
1290 approximately lasts about an hour for me to get down to my job. I'm a stage technician. I work
1291 at Le Reve, the best show on the Strip, by the way. And you know one of the things that I – see
1292 these people concerned, it just seems like, you know, five days is not enough to really, you know,
1293 let the entire city know what's going on. I mean, I'm sure you've worked for this for three years,
1294 and you want to get all the bugs and details out, but you know, people are – shocked by growth.
1295 And we need to temper our growth in this city.
1296 I've personally have seen, I've been here fourteen years, and I've seen casinos, you know, go by
1297 the wayside. My, the casino I work at now is – really the old DI, if you look at it.
1298 You know, changing the southern interchange to the northern interchange, and then you know,
1299 three years later, it's gonna be the northern, northern interchange. You know, I mean, all this, all
1300 these things we – really need to stop, look at it and say, you know, do we really need all this
1301 growth. Just, is this the legacy that this City Council wants to leave behind. It's like, well we –
1302 grew 'til there was no more water. You know, we grew 'til there was no more electricity. We
1303 grew to there was no more people. I mean, I think you can force the people that've been here,
1304 you know, since the 70s that bought in this area and you know, they – want a rural life when they
1305 came out here. And you know, growth is natural for a city, but you always have to respect, you
1306 know, who was here before. I mean, I wonder what Mr. Gilcrease would say with all this land
1307 that he originally staked, put a flag down on originally when he first came here. You know, I'm
1308 just – asking the City Council to please, please, put the brakes on. Seventy-five days is really not
1309 that much, you know, to – really consider. Just look at, you know, have the residents, you know,
1310 come to these meetings. You know, five days is really not enough time, and that's all I have to
1311 say.

1312

1313 **MAYOR GOODMAN**

1314 Anybody else want to speak? All right. Seeing none, we'll close the public hearing. Councilman
1315 Ross.

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1316 **COUNCILMAN ROSS**

1317 Thank you, Your Honor, and I appreciate all of the comments from – the folks who live out
1318 there, are gonna be affected. In fact, I've got a couple of comments, things I'd like to address.
1319 Mr. Lewis, would you approach the microphone as well with Mr. Perrigo just to give me a level
1320 of comfort as we go here. Mr. Fiorentino, don't go away because you're gonna be a part of this.
1321 Sixteen thousand units, I've heard that many times. I've seen it on paper many times. I'm a firm
1322 believer that, and Mr. Fiorentino, this is – to you, I, you can say yea or nay, either direction you
1323 wanna go. I'm gonna submit that the market is gonna dictate what your clients out there are
1324 gonna build. Am I correct?

1325

1326 **MARK FIORENTINO**

1327 Yes.

1328

1329 **COUNCILMAN ROSS**

1330 Sixteen thousand units in this developer agreement is the maximum number of residential units.
1331 Am I correct?

1332

1333 **MARK FIORENTINO**

1334 That's correct. We would, I submit we would all be very blessed if we actually got to that
1335 number.

1336

1337 **COUNCILMAN ROSS**

1338 The Mayor himself asked you when do you think you're gonna start moving dirt, putting sticks in
1339 the air?

1340

1341 **MARK FIORENTINO**

1342 Homes?

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1343 **COUNCILMAN ROSS**

1344 Yeah, homes.

1345

1346 **MARK FIORENTINO**

1347 Probably eighteen months.

1348

1349 **COUNCILMAN ROSS**

1350 Eighteen months, and show me the area that you're thinking eighteen months up there by

1351 Providence.

1352

1353 **MARK FIORENTINO**

1354 It's probably gonna start in this area here.

1355

1356 **COUNCILMAN ROSS**

1357 And, thank you for that. I'm – getting the input and the general feeling from many of the folks

1358 that spoke that it's okay for me to live here but not for anybody else. And I'm really shocked at

1359 that kind of attitude at this Council level. To the gentleman who I spoke to at his homeowner's

1360 association, who insinuated that I lied, let me correct you. What I said was, I will work with the

1361 developer to make sure there is buffering between your residences and his. And there is. Fort

1362 Apache, I believe, is a hundred-foot right-of-way, along with the dense landscaping requirements

1363 that Mr. Fiorentino and I spoke about. And about the set, not the setbacks, but the single stories

1364 moving to – the west to protect your neighborhood. And I stand by that.

1365 The traffic studies, for the gentleman, Mr. Green, I think it was, in regards to Iron Mountain, I

1366 hope you understand that the traffic studies were done and, as development occurs, those

1367 roadways will be improved, absolutely, part of the infrastructure of any development, Mr. Green,

1368 that I'm part of in this City Council, and I'm a stickler for getting those off-sites done first; the

1369 roads, the streets, the gutters, the sidewalks, the streetlights. Those also help mitigate a lot of the

1370 flood-control issues out there. Some of these streets are gonna be next to the County, and I want

1371 you to know that I work very closely with County Commissioner Chip Maxfield and Tom

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1372 Collins to make those things happen. If we have an intersection that needs some help right away,
1373 our traffic study gets done. If it's a shared intersection with the County, we work together to fix
1374 it, so no people get hurt. I hope that helps, and I have no problem talking to you about this, or
1375 getting you with our – traffic engineers to discuss it more with you.

1376 Mrs. Warn, I believe it's Warn, or warm, I can't recall, your involvement with your homeowners
1377 association's commendable. I appreciate that. If you're working so closely with Todd Schwartz,
1378 I'm still amazed that you've only had a five-day notice since Todd's been part of this for many
1379 months, going back many months, in private meetings with the developers. So I'm a little
1380 concerned about that.

1381 Folks, I wanna encourage you, whether you like me today or you hate me today, sign up for my
1382 newsletter, so you can be informed, so this doesn't take you by surprise, because I put everything
1383 in there to help make your lives better. If it's something you don't like, I expect to see you down
1384 here. If it's something you love, I expect to get a – love letter from you. This is tough.

1385 I'm not even gonna comment on this – individual. Mr. Fiorentino, let me ask you this. You've
1386 heard the requests from my constituents in Ward 6, and their concerns, would you share with us
1387 the impact of possibly holding this off for seventy-five days.

1388

1389 **MARK FIORENTINO**

1390 Actually, it would be devastating to us. We have obligations under our financing agreement to
1391 be done by a certain date. It also is about a hundred thousand dollars a day in interest carry, to,
1392 and we can't do, it's very misleading to say, well, you're not gonna build for eighteen months
1393 anyway, so you might as well, you got eighteen months that you could work with us. We have to
1394 have action today to set the parameters and standards and our obligations, so we can go ahead
1395 and take that next step.

1396 Now, one thing they did say, however, that I do agree with, and, I think, we committed to. Much
1397 of their concern is about the orange areas, and – those, the buffering and setback standards have
1398 not been set for those. We've been very open about that. And – we indicated that they will have
1399 as much input in that process as we want –

1400

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1400 **COUNCILMAN ROSS**

1401 All right, repeat this for everybody, 'cause I'm – having a hard time hearing you. Can you speak a
1402 little louder in the microphone for me.

1403

1404 **MARK FIORENTINO**

1405 Sorry, Councilman. We've committed that they could have as much input as they want in the
1406 development of those standards in the key areas where they are most concerned about; the
1407 commercial, the brown and orange on this. That has to come back for a public-hearing process;
1408 it has to be approved by the Planning Commission; it has to be approved by you. We will, I've
1409 already taken the names, of many of the people who spoke here tonight, at the Planning
1410 Commission and said, I will personally make sure you are invited to meetings when we begin to
1411 work and develop those standards. If you want to ask me to commit on the record that we will
1412 also do a twenty-five hundred-foot notice when those go to the Planning Commission, we're
1413 happy to do that. They will have the input that they're asking for.

1414

1415 **COUNCILMAN ROSS**

1416 What's required of you now? A thousand feet?

1417

1418 **MARK FIORENTINO**

1419 Yes. With, it depends on what application. But, yes – it's generally a thousand feet.

1420

1421 **COUNCILMAN ROSS**

1422 Then let's do this, let's do that on record today, if you agree, to do those notifications for twenty-
1423 five hundred feet.

1424

1425 **MARK FIORENTINO**

1426 We – will commit on the record that when we do the casino, we'll do twenty-five hundred feet,
1427 and when we do the standards that develop, the, for the brown and orange, we will notify
1428 everybody within twenty-five hundred feet, and I will also, personally, contact the people who've

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1429 already given me their number, so that they have input in that process before the first public
1430 hearing.

1431

1432 **COUNCILMAN ROSS**

1433 So, these folks, and I had you say that again and a little louder, 'cause I want everybody to
1434 understand, you're gonna have more public input here. At your homeowners' association
1435 meeting, we talked about this. We talked about the buffers. I never said, no way. I don't know
1436 where that ever came from. I said I will get with the developer and make sure that those buffers
1437 are included. And, he's just made public record that you're gonna have the opportunity to give
1438 your input one more time, or several more times, if that's what it takes.

1439 With that being said, Mr. Lewis, am I leaving anything out?

1440

1441 **JAMES LEWIS**

1442 Wow, that's quite a question. You wanna, you're gonna ask a lawyer a question like that, we
1443 might be here until 9:00. But I –

1444

1445 **COUNCILMAN WOLFSON**

1446 We're already gonna be here 'til 9:00.

1447

1448 **JAMES LEWIS**

1449 Thank you, Councilman Wolfson. But –

1450

1451 **MAYOR GOODMAN**

1452 (inaudible)

1453

1454 **JAMES LEWIS**

1455 I – the, yes, Mayor?

1456

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1456 **MAYOR GOODMAN**

1457 I – think that (inaudible), I believe that Councilman, I forgot his name, Councilman Brown would
1458 like to make a comment, with your permission.

1459

1460 **COUNCILMAN ROSS**

1461 Oh, I'd love to hear it.

1462

1463 **COUNCILMAN BROWN**

1464 Coun, Councilman Ross, with your permission, I just, I've been sitting here listening to this, and,
1465 if I could just take a few minutes and – offer a perspective, because this is a little bit of deja vu.
1466 In, when I got into office in '97, there was no Ward 6. Everything out here was Ward 4. The
1467 things that were in existence were – the County had designated the beltway alignment at the 95
1468 and the 215. Each side of that highway, and you're familiar with it, if you live out there, we had
1469 the Gilcrease Ranch area, perhaps one of the largest rural areas in the Valley. On the west side,
1470 bounded by Centennial, Alexander, Durango and the foothills, another large unincorporated
1471 County area, where, minimum sizes were half-acre lots. And, I say that because that was where
1472 the City's growth was heading, and, especially Spring Mountain Ranch. Even those that live in
1473 some of the larger lots, I'm not sure the final blended density, but it was anywhere from three-
1474 and-a-half units up to six-and-a-half units. And I can emphatically tell you that there were fifty
1475 people in this audience protesting Spring Mountain Ranch. They did not want the City and stick
1476 dwellings to come out and – ruin, that's a – tamed word use, but ruin their lifestyle. And, these
1477 are people that probably, like the Gilcrease, that have been out there for decades. And the –
1478 challenge to the City, at the time, was we weren't getting master-planned communities. You had
1479 sixteen hundred homes, that might have been one of the largest assemblages. We were getting
1480 ten acres, forty acres, twenty acres, and trying to make some kind of master plan out of that. And
1481 the whole concept of the Town Center was, we were gonna put all the traditional commercial and
1482 intensity in Town Center to start protecting urban residential areas, like yours. It's not by
1483 accident there's not a convenience store on every corner up in your area. It's a very protected
1484 area. The interlocal agreement that we signed with the County gave some protections. But, the

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1485 one thing that we've been lacking in the northwest is the fact that we have had little assemblage
1486 where you can come in and do a Summerlin-type master plan or Aliante, 'cause no one's every
1487 assembled that much land.

1488 But, to hear some of you co, and I – think, from my perspective, there may be more of a concern
1489 of the unknown, or fear of the unknown, what's gonna be over there. But, from a planning
1490 perspective, if we had this kind of development ten years ago, it would have been perfect, it
1491 would have been ideal. And, believe me, and I – want you to understand, and go back and check
1492 the records, they protested you in your homes. You were going to ruin their lifestyle. What we
1493 have today is a major metropolitan city with two very large rural areas surrounded by urban
1494 growth. And, to compliment your association, and many others out there for the last five to ten
1495 years, done a heck of a job keeping up that quality of life.

1496 So, what we're seeing here, is an opportunity not to go through some of the challenges and find,
1497 fight some mistakes we made in growing into the northwest. The benefit of having a
1498 development agreement, you take away the unknown. I think you've been heard today, that
1499 you're gonna have a commitment to be notified for some of the development in there. But, it's
1500 just, the overall density, that's where this is going. There were, part of Spring Mountain and
1501 those closest, I'm not sure where you live exactly, but those closest to the State Park, we had a
1502 hundred people protesting two-and-a-half units per acre, and, yet, it's turned out to be a pretty
1503 nice neighborhood.

1504 And I would just, I would offer, from my perspective of the past ten years, is give this
1505 development a chance. Have trust in the Councilman and this Council to protect the quality of
1506 life that you have. But, believe me, from a historical perspective, this is the kind of master-
1507 planned development area that we want, because it takes away those convenience stores on the
1508 corner that everybody used to protest.

1509

1510 **COUNCILMAN REESE**

1511 (inaudible)

1512

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1512 **COUNCILMAN BROWN**

1513 So, I, and – I'd be more than happy to talk to any of you, as far as the history out there, but what
1514 you've accomplished, without a master plan, is great.

1515

1516 **MAYOR GOODMAN**

1517 (inaudible)

1518

1519 **COUNCILMAN REESE**

1520 (inaudible)

1521

1522 **COUNCILMAN BROWN**

1523 I think this is going to be a tremendous addition and amenity to the entire northwest. And, if you
1524 look at some of the areas in the City that have some height, have some density, and perhaps have
1525 some casinos, they're some of the nicest areas in town. And, I, again, I would offer my
1526 perspective, but, as far as the development agreement goes, I just wish we had more of these to
1527 better plan our City, and that's where it's going. You guys are part, you used to be at the
1528 boundaries of the City of Las Vegas; in another decade, there'll be two, three, four miles further
1529 development out in the northwest.

1530 So, I appreciate your comments. I've heard them before. But, when I heard them before, they
1531 were protesting you and what we were approving for you. I would ask you to have some faith in
1532 what we're anticipating will happen in this community, because it's going to be special. It's the
1533 first opportunity, outside of Summerlin, on a scale of what we're talking about today, to be able
1534 to literally control and manage many of the concerns that you've raised today.

1535

1536 **MAYOR GOODMAN**

1537 Okay.

1538

1539 **COUNCILMAN BROWN**

1540 Thank you, Mayor.

1541 Page 55 of 64

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1541 **JAMES LEWIS**

1542 Mr. Mayor?

1543

1544 **MAYOR GOODMAN**

1545 Yes.

1546

1547 **JAMES LEWIS**

1548 Even though Councilman Ross tried to give me carte blanche as to the microphone, I only got
1549 one thing to put on the record.

1550

1551 **MAYOR GOODMAN**

1552 All right, Mr. Lewis.

1553

1554 **JAMES LEWIS**

1555 Thank you very much. If we could, if you could please zoom in on the overhead. There was a –
1556 question as to school sites, and, are these enough schools? Do we need more schools? Well, the
1557 developer went to the Clark County School District, the City went to the Clark County School
1558 District and, said, you've seen the plan, what do you think? This letter dated November 2nd,
1559 2006, says, the School Dist, Dear Mr. Perrigo, that's Tom Perrigo to my left, the School District
1560 has worked with Kyle, LLC, on the Kyle Master Plan, and we have no objection to the – City
1561 adopting the plan attached with the school sites shown.

1562 And, if I just may for the record, the school sites shown are the same shown on this master plan.
1563 This – City does not plan schools; the Clark County School District plans schools. We assume,
1564 and we need to trust the School District feels that these school sites are appropriate for this
1565 master plan. I did want to put that on the record today.

1566

1567 **MAYOR GOODMAN**

1568 All right.

1569

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1569 **COUNCILWOMAN TARKANIAN**

1570 And, Mr. Mayor?

1571

1572 **MAYOR GOODMAN**

1573 Yes.

1574

1575 **COUNCILWOMAN TARKANIAN**

1576 I just wanted to add that, it's, they are giving us the land for the schools, and we've not have that
1577 done before any place, even Summerlin didn't give us the land fully. We had a percentage of off-
1578 sites and other things. I don't know if you've worked that out with them or not. But, the School,
1579 I'm sure, will be adding additional schools there. These are three that you begin with and they
1580 approve this, but I don't think they're saying these'll be the only schools. But they will have to
1581 add, and they know that, but they don't know that far in the future.

1582

1583 **MAYOR GOODMAN**

1584 Okay. All right. Thank you. Councilman Ross, I think everybody's had their say.

1585

1586 **COUNCILMAN ROSS**

1587 I think so, too, Your Honor, and I appreciate, Councilman Brown, your comments, and
1588 Councilwoman Tarkanian, thank you very much. And Mr. Lewis, thanks for touching on that
1589 'cause I had that in my notes and forgot to address it.

1590 Councilwoman, it's also important we continue our good relationship with the Clark County
1591 School District as projects to come to us, and we have the foresight and try to – plan for the years
1592 to come 'cause I know they do. So, we're an integral part of that and wanna continue that
1593 relationship.

1594

1595 **MAYOR GOODMAN**

1596 Councilman Ross, Mr. Perrigo, I believe, wanted to add something.

1597

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1597 **TOM PERRIGO**

1598 Thank you, Mayor. Very briefly, I did want to point out, I said it in my presentation earlier, but I
1599 want to point out on the screen here is a copy of the amendments to the design guidelines and
1600 development standards that was handed out to you and was given to the City Clerk for the record.
1601 They don't substantially change any of the documents, it's just some cleaning up of some of the
1602 language.

1603

1604 **MAYOR GOODMAN**

1605 All right. Thank you.

1606

1607 **COUNCILMAN ROSS**

1608 We – don't –

1609

1610 **MAYOR GOODMAN**

1611 All right.

1612

1613 **COUNCILMAN ROSS**

1614 We –

1615

1616 **MAYOR GOODMAN**

1617 Coun –

1618

1619 **COUNCILMAN ROSS**

1620 Thank you, Your Honor.

1621

1622 **MAYOR GOODMAN**

1623 Okay.

1624

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1624 **COUNCILMAN ROSS**

1625 We don't need to do an, as an amendment do we, Mr. Perrigo? Or do we?

1626

1627 **JAMES LEWIS**

1628 Mr. Mayor, if I may?

1629

1630 **MAYOR GOODMAN**

1631 Yes.

1632

1633 **JAMES LEWIS**

1634 Actually, because I –, I, for the record, would like this to be completely clear. There is no
1635 assertion in some later date that some language got changed and nobody knew that, how it got
1636 changed, when it got changed, why it got changed. I would ask that you take the document dated
1637 May 16th, 2007, that has been distributed to this Council, and actually make a formal
1638 amendment, by voting to include these amendments into the development agreement. Now
1639 having said that, remember the order in which I had asked that we – do this. We – I'd ask you to
1640 approve the park agreement for, or I'd ask you to consider the park agreement first. I would ask
1641 you then to consider the amendments on the May 16th draft of amendments, then I would ask
1642 you to consider the development agreement once those amendments are officially made, then I
1643 would like you to consider the zoning matter, if you could, please.

1644

1645 **MAYOR GOODMAN**

1646 Right. We're gonna vote on Item 73 first.

1647

1648 **COUNCILMAN ROSS**

1649 Thank you, Your Honor. Thank all of you that have been here today, especially the folks who
1650 live out there. Your Honor, **I move to approve Agenda Item 73, subject to all conditions.**

1651

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1651 **MAYOR GOODMAN**

1652 All right. Please vote. Post. Motion carries. (**Motion carried unanimously.**)

1653

1654 **COUNCILMAN ROSS**

1655 And, likewise, I approve, and this'll be taking it out of order, Mr. Lewis.

1656

1657 **MAYOR GOODMAN**

1658 94.

1659

1660 **COUNCILMAN ROSS**

1661 Well –

1662

1663 **JAMES LEWIS**

1664 Well, we've got, next would be the amendments to the development agreement, that we'd like
1665 you to vote on and to approve, and then we would ask you to then approve the development
1666 agreement.

1667

1668 **COUNCILMAN ROSS**

1669 So, we'll stay in order, 94, 95?

1670

1671 **JAMES LEWIS**

1672 Right . Yes, Sir. Our recommendation, 94 is the – development agreements, so, yes, vote then on
1673 the amendments for the May 16th letter, then vote upon 94, please.

1674

1675 **COUNCILMAN ROSS**

1676 All right. I would move –

1677

1678 **COUNCILWOMAN TARKANIAN**

1679 Mr. Mayor?

1680 Page 60 of 64

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1680 **MAYOR GOODMAN**

1681 Yes.

1682

1683 **COUNCILWOMAN TARKANIAN**

1684 Could I just ask a question? Councilman Ross, now, we're voting on the development plan that
1685 they have visioned in their mind that this is what's gonna happen in these different places, but
1686 when you do get to the casino, which might be of significant impact and concern, you will come
1687 back to it. You will do the mailings at the distance you said, I think twenty-five hundred and that
1688 will then give the input to the public of, I hope, a transparency of being able to give their
1689 concerns. Am I correct? We're not saying, yes, you're gonna put it there for sure. We're saying
1690 this is what we're, the plan has but, to be sure, you have to go through the final vote?

1691

1692 **COUNCILMAN ROSS**

1693 Councilwoman, they're not sure they're gonna put it there for sure, but I'll let Mr. Lewis
1694 comment.

1695

1696 **COUNCILWOMAN TARKANIAN**

1697 Well, I – thought some people didn't know that. They'd asked me questions –

1698

1699 **COUNCILMAN ROSS**

1700 No.

1701

1702 **COUNCILWOMAN TARKANIAN**

1703 – and I just wanna clarify it.

1704

1705 **MARK FIORENTINO**

1706 It's actually an easy answer, Your Honor, Councilman Ross, Councilwoman. The answer is, yes.
1707 We can't do a casino without another action and vote by you all and they will get notice of it.

1708

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1708 **JAMES LEWIS**

1709 And I – might just add, it's several actions, several –

1710

1711 **COUNCILWOMAN TARKANIAN**

1712 All of them, really.

1713

1714 **JAMES LEWIS**

1715 All of them. So, he said action. Really, there are several items so –

1716

1717 **COUNCILWOMAN TARKANIAN**

1718 Right –

1719

1720 **JAMES LEWIS**

1721 – that will come back before you, a gaming enterprise district, a special use permit, many
1722 discretionary items. They – the residents may and probably will be involved in those
1723 conversations.

1724

1725 **MAYOR GOODMAN**

1726 And, Councilman Ross, I believe that the motion would be, on Item No. 94, to be approve it with
1727 the amendments.

1728

1729 **COUNCILMAN ROSS**

1730 I think so, instead of approving the amendment, and then 94, 'cause that amendment is not
1731 agendized (sic).

1732

1733 **MAYOR GOODMAN**

1734 That's correct.

1735

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1735 **JAMES LEWIS**

1736 Well –

1737

1738 **COUNCILMAN ROSS**

1739 So, I'm following this legal counsel.

1740

1741 **JAMES LEWIS**

1742 Okay.

1743

1744 **COUNCILMAN ROSS**

1745 **We're gonna move to approve Agenda Item 94, with the amendment of that letter, dated**

1746 **May – 16th –**

1747

1748 **JAMES LEWIS**

1749 May 16th, 2007.

1750

1751 **MAYOR GOODMAN**

1752 (inaudible)

1753

1754 **JAMES LEWIS**

1755 May 16th, 2007.

1756

1757 **COUNCILMAN ROSS**

1758 That should cover us. Am I correct, Mr. Lewis?

1759

1760 **JAMES LEWIS**

1761 That will certainly do the job.

1762

CITY COUNCIL MEETING OF
May 16, 2007
COMBINED VERBATIM TRANSCRIPT FOR ITEMS 73, 94 AND 95

1762 **COUNCILMAN ROSS**

1763 That's my motion, Your Honor.

1764

1765 **MAYOR GOODMAN**

1766 All right. That, that's the motion. Let's vote, please. Post, please. Motion carries. (**Motion**
1767 **carried unanimously.**)

1768

1769 **COUNCILMAN ROSS**

1770 And also Agenda Item No. 95, would move to approve, subject to conditions, and as discussed in
1771 this great meeting.

1772

1773 **MAYOR GOODMAN**

1774 All right. Let's vote, please. Post. That's okay. Motion carries. (**Motion carried unanimously.**)

1775 Thank you.

1776 **(END OF DISCUSSION)**

1777 /cv;ac;gpb;lc